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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____

$ 34,250.00 William E. Sanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 19 76

Patricia A. Lyon
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
401 Union Street NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. SANFORD	Mortgage Associates, Inc.	95-11
(NAME)	(NAME)	
2402 Springview Drive	1835 Savoy Drive, N.E.	175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214	Atlanta, Ga 30341	3D-08786
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RONALD I. DYE et ux JOYCE ANN DYE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM E. SANFORD et ux MARTHA S. SANFORD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County.

SAID Lot No. 61 fronts 139.5 feet on the northerly side of Springview Drive and runs back 181.7 feet on the easterly line and 140 feet on the westerly line, to a dead line, measuring 63 feet thereon.

BEING the same property conveyed to Ronald I. Dye and wife, Joyce Ann Dye by deed from Sam L. Lankford, also executed by his wife, Thelma Lankford, of record in Book 4634, page 147, re-recorded in Book 4638, page 266, all in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 2402 Springview Drive Nashville, Tn. 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9TH day of JULY, 19 76

Ronald I. Dye

Ronald I. Dye

Joyce Ann Dye

Joyce Ann Dye

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named RONALD I. DYE et ux JOYCE ANN DYE

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9TH day of JULY, 19 76

Commission expires 9-8-79

Patricia A. Spicer
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
RONALD I. DYE

TO
WILLIAM E. SANFORD

D 57557

IDENTIF. REFERENCE

JUL 9 1 17 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rou 1 Box 8

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

CA

JUL-9-76	CONV	34,250.00			
JUL-9-76	S'TAX		B*	88.92	
JUL-9-76	PB'FEE		B*	.50	
JUL-9-76	W'DEED		B*	4.00	* 93.42